072.0	0005	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	657,700 / 657,700
					USE VALUE:	657,700 / 657,700
					ASSESSED:	657,700 / 657,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
47		STOWECROFT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HAMPARIAN JOANNE D
Owner 2:	
Owner 3:	
Street 1:	47 STOWECROFT RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HAMPARIAN /DOROTHY A/JOANNE D -
Owner 2:	-
Street 1:	47 STOWECROFT RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,129 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1960, having primarily Wood Shingle Exterior and 1650 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7129.000	214,000		443,700	657,700
Total Card	0.164	214,000		443,700	657,700
Total Parcel	0.164	214,000		443,700	657,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 398.61 | /Parcel: 398.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 45846
GIS Ref
GIS Ref
Insp Date 10/08/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 072.0-0005-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	214,000	0	7,129.	443,700	657,700	657,700	Year End Roll	12/18/2019
2019	101	FV	189,000	0	7,129.	412,000	601,000	601,000	Year End Roll	1/3/2019
2018	101	FV	189,000	0	7,129.	412,000	601,000	601,000	Year End Roll	12/20/2017
2017	101	FV	189,000	0	7,129.	361,300	550,300	550,300	Year End Roll	1/3/2017
2016	101	FV	189,000	0	7,129.	329,600	518,600	518,600	Year End	1/4/2016
2015	101	FV	177,500	0	7,129.	291,600	469,100	469,100	Year End Roll	12/11/2014
2014	101	FV	177,500	0	7,129.	275,700	453,200	453,200	Year End Roll	12/16/2013
2013	101	FV	177,500	0	7,129.	262,400	439,900	439,900		12/13/2012

!6102!

PRINT

Date	Time
12/10/20	20:54:47

LAST REV

Date	Time
05/28/20	12:01:34
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6102

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAMPARIAN /DORO	67474-124		6/22/2016	Convenience	1	No	No		Dorothy Ann Hamparian (Life Estate) - DOD: 05
HAMPARIAN HARRY	53309-85		7/31/2009	Family	99	No	No		
	21627-332		12/1/1991		1	No	No		A

USER DEFINED

Prior Id # 1:	45846
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/4/2008	172	Re-Roof	5,000			G9	GR FY09	

ACTIVITY INFORMATION

Date	Result	By	Name
5/28/2020	OWNR INFO	JO	Jenny O
10/8/2018	Meas/Inspect	HS	Hanne S
12/17/2008	Meas/Inspect	189	PATRIOT
10/18/1999	Meas/Inspect	256	PATRIOT
7/26/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7129		Sq. Ft.	Site		0	70.	0.89	12									443,708						443,700	

Total AC/HA: 0.16366 | Total SF/SM: 7129 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 443,708 | Spl Credit | Total: 443,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	79000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	310147
Depreciation:	96146
Depreciated Total:	214001

COMMENTS

OF=BMT SINK AND TOILET.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 3				Baths: 1		HB 1		

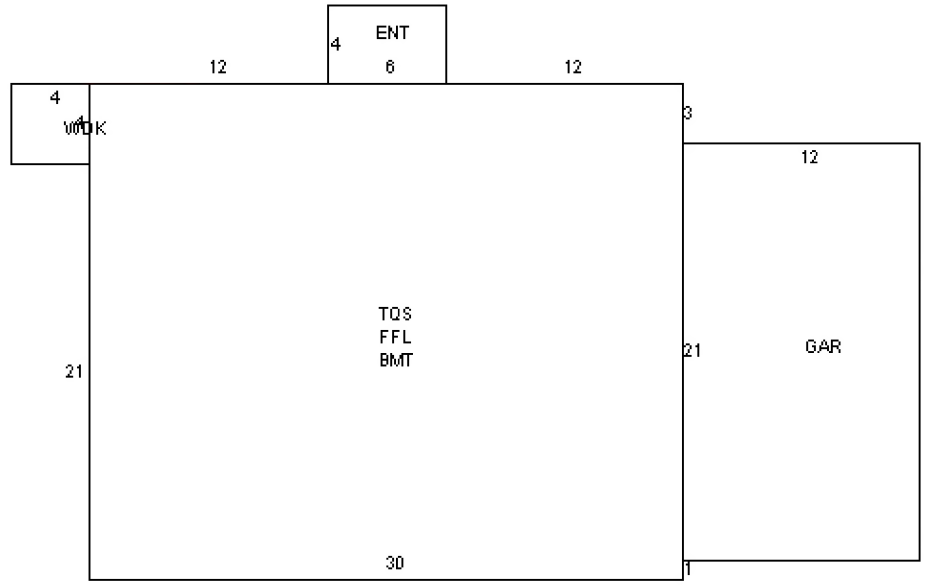
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	750	59.100	44,328
FFL	First Floor	750	141.740	106,302
TQS	3/4 Story	563	130.400	73,348
GAR	Garage	252	24.920	6,279
ENT	ENTRY	24	26.400	634
WDK	Deck	16	16.000	256

Net Sketched Area:	2,355			Total:	231,147
Size Ad	1312.5	Gross Are	2542	FinArea	1650

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	
TQS	100	UNF	20		

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	141.74
Special Features:	0	Val/Su Net:	90.87
Final Total:	214000	Val/Su SzAd	163.05

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 072.0-0005-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: